

SNAPSHOT of HOME Program Performance--As of 12/31/08
Local Participating Jurisdictions with Rental Production Activities



Participating Jurisdiction (PJ): **Wayne County Consortium**

State: **MI**

PJ's Total HOME Allocation Received: **\$32,047,183**

PJ's Size Grouping*: **B**

PJ Since (FY): **1992**

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):*		
					Group	B	Overall
Program Progress:				PJs in State: 20			
% of Funds Committed	83.47 %	88.90 %	19	90.66 %	9	11	
% of Funds Disbursed	64.61 %	81.55 %	19	81.06 %	2	6	
Leveraging Ratio for Rental Activities	15.52	3.2	1	4.62	100	100	
% of Completed Rental Disbursements to All Rental Commitments***	86.47 %	89.94 %	19	81.27 %	32	32	
% of Completed CHDO Disbursements to All CHDO Reservations***	31.03 %	71.05 %	19	68.23 %	5	7	
Low-Income Benefit:							
% of 0-50% AMI Renters to All Renters	98.15 %	87.54 %	4	79.86 %	92	89	
% of 0-30% AMI Renters to All Renters***	83.33 %	52.30 %	2	44.82 %	97	95	
Lease-Up:							
% of Occupied Rental Units to All Completed Rental Units***	100.00 %	97.56 %	1	94.65 %	100	100	
Overall Ranking:			In State:	14 / 20	Nationally:	57	58
HOME Cost Per Unit and Number of Completed Units:							
Rental Unit	\$20,542	\$26,306		\$25,419	108	Units	11.80 %
Homebuyer Unit	\$13,372	\$17,484		\$14,530	754	Units	82.40 %
Homeowner-Rehab Unit	\$10,518	\$22,620		\$20,251	53	Units	5.80 %
TBRA Unit	\$0	\$5,932		\$3,156	0	Units	0.00 %

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (55 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (201 PJs)

C = PJ's Annual Allocation is less than \$1 million (293 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Wayne County Consortium MI

Total Development Costs:
(average reported cost per unit in
HOME-assisted projects)

	Rental	Homebuyer	Homeowner
PJ:	\$124,238	\$84,548	\$58,997
State:*	\$81,052	\$72,109	\$19,334
National:**	\$89,640	\$72,481	\$22,984

CHDO Operating Expenses:
(% of allocation)

PJ: 1.0 %
National Avg: 1.1 %

R.S. Means Cost Index: 1.05

RACE:	Rental %	Homebuyer %	Homeowner %	TBRA %
White:	15.7	62.1	90.6	0.0
Black/African American:	83.3	31.7	7.5	0.0
Asian:	0.0	0.3	0.0	0.0
American Indian/Alaska Native:	0.0	0.3	0.0	0.0
Native Hawaiian/Pacific Islander:	0.0	0.0	0.0	0.0
American Indian/Alaska Native and White:	0.0	0.0	0.0	0.0
Asian and White:	0.0	0.0	0.0	0.0
Black/African American and White:	0.0	1.6	0.0	0.0
American Indian/Alaska Native and Black:	0.0	0.0	0.0	0.0
Other Multi Racial:	0.0	0.0	0.0	0.0
Asian/Pacific Islander:	0.0	0.3	0.0	0.0

ETHNICITY:

Hispanic	0.9	3.9	1.9	0.0
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HOUSEHOLD SIZE:

1 Person:	41.7	24.9	17.0	0.0
2 Persons:	26.9	22.0	22.6	0.0
3 Persons:	24.1	26.4	28.3	0.0
4 Persons:	2.8	16.4	22.6	0.0
5 Persons:	4.6	7.2	5.7	0.0
6 Persons:	0.0	2.7	1.9	0.0
7 Persons:	0.0	0.5	1.9	0.0
8 or more Persons:	0.0	0.0	0.0	0.0

HOUSEHOLD TYPE:

Single/Non-Elderly:	14.8	30.4	18.9	0.0
Elderly:	28.7	2.0	1.9	0.0
Related/Single Parent:	52.8	30.4	15.1	0.0
Related/Two Parent:	3.7	32.8	52.8	0.0
Other:	0.0	4.5	11.3	0.0

SUPPLEMENTAL RENTAL ASSISTANCE:

Section 8:	75.0	0.1 [#]
HOME TBRA:	0.9	
Other:	13.0	
No Assistance:	11.1	

of Section 504 Compliant Units / Completed Units Since 2001 154

* The State average includes all local and the State PJs within that state

** The National average includes all local and State PJs, and Insular Areas

Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



**HOME PROGRAM
SNAPSHOT WORKSHEET - RED FLAG INDICATORS**
Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Wayne County Consortium

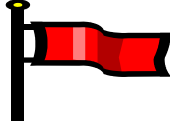
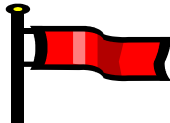
State: MI

Group Rank: 57
(Percentile)

State Rank: 14 / 20 PJs

Overall Rank: 58
(Percentile)

Summary: 2 / Of the 5 Indicators are Red Flags

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 73.60%	86.47	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 47.54%	31.03	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	98.15	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 90.20%	100	
"ALLOCATION-YEARS" NOT DISBURSED***		> 3.500	5.55	

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

HOME Program Performance SNAPSHOT

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